



PINEHURST, TYLERS GREEN, HAYWARDS HEATH, WEST SUSSEX, RH16 4BW

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

A fully refurbished and beautifully presented 5/6 bedroom 1920s character home occupying a secluded 1 acre plot adjoining a nature reserve on the Haywards Heath/Cuckfield borders within walking distance of the station, schools, town and Cuckfield's picturesque High Street.

- Secluded 1 acre plot adjoining Paiges Meadow Nature Reserve
- Within walking distance of Haywards Heath railway station and Cuckfield High Street
- 10 minute walk from Holy Trinity Primary School and Warden Park Secondary Academy
- Potential for enlargement STPP
- Versatile accommodation with up to 6 bedrooms
- Huge family size kitchen/living/ dining area
- Beautiful sitting room with fireplace
- 2 ground floor bedroom suites (potential annexe)
- 3 first floor bedrooms and 2 further bathrooms
- Long driveway and attached garage
- Approximately 3,350 square feet of accommodation
- EPC rating: D Council Tax Band: G





A beautifully refurbished 5/6 bedroom 1920s house occupying a secluded 1 acre plot adjoining Paiges Meadow and Blunts Wood Nature Reserve on the Cuckfield/Haywards Heath borders within walking distance of Haywards Heath railway station, shops and schools. This spacious home has been completely refurbished by the current owners in the last 2-3 years to create a luxurious home presented in immaculate condition with high quality fittings whilst retaining the original character features. The versatile accommodation is used with up to 6 bedrooms and includes 2 large bedrooms both with en-suite bathrooms on the ground floor that could be easily converted into a self-contained annexe. The accommodation on the ground floor comprises an entrance hall, a substantial family sized kitchen/living/dining area with doors out to the patio and rear garden, a large sitting room with fireplace, study/bedroom 6, an inner hallway with utility room and cloakroom/WC and the two ground floor bedroom suites. On the first floor: there is a master bedroom suite with en-suite bathroom and dressing area, a second bedroom suite with en-suite bathroom and a further double size bedroom. The property offers great potential for several extension possibilities if required STPP. Since buying the property just a few years ago, the owners have embarked on a major refurbishment programme including complete redecoration inside and out, installation of double glazed windows, new floor coverings throughout including Karndean

flooring in the hall and kitchen and engineered wood flooring in the hall and living room. A new gas-fired central heating system and boiler has been installed with the living areas on the ground floor and bathrooms benefitting from underfloor heating. The property has also been rewired with Cat 5e data points installed throughout. Outside: Pinehurst is approached from Tylers Green over a long driveway which leads up to a large parking area in front of the house and up to an attached double garage. The front garden is mainly laid to lawn with stocked beds, shrubs and trees. A wide side access leads to the rear garden where there is a wide terrace, summer house, the base of an old Victorian greenhouse with the remainder being mainly laid to lawn and fully enclosed by a mix of fencing and mature hedging. To the far end, a gate gives direct access onto Paiges Meadow Nature Reserve that links with Blunts Wood providing wonderful walks and links through to Cuckfield and the Borde Hill Estate.

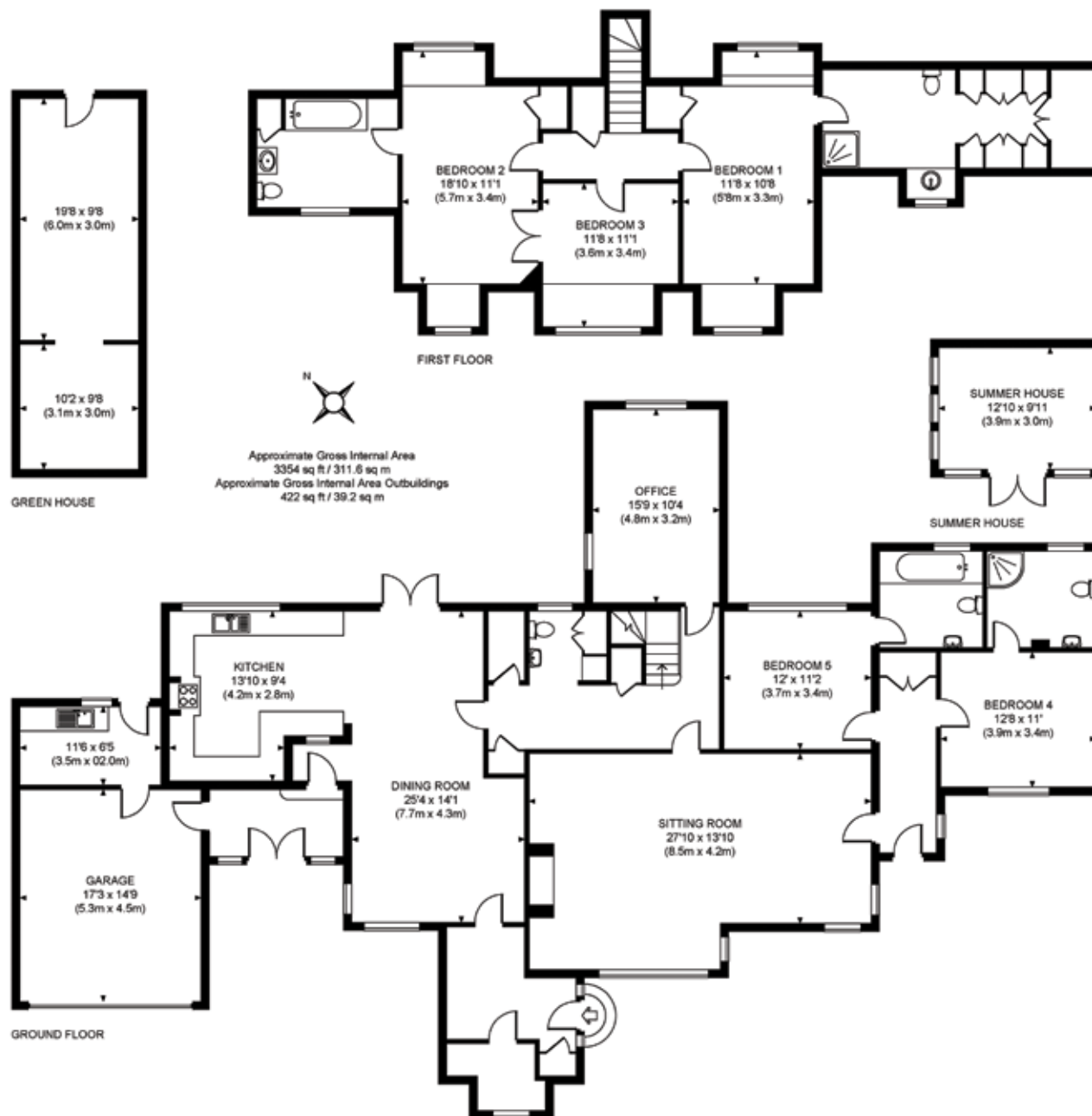
Location. The property is located off Tylers Green just to the north of the new roundabout on the Haywards Heath/Cuckfield village borders. Haywards Heath town centre and railway station are under a mile on foot whilst the picturesque Cuckfield village High Street, with its numerous boutiques, pubs, restaurants and a traditional range of shops, is a similar distance to the west. Cuckfield village is also the home to the highly regarded Holy Trinity Primary School and Warden Park Secondary Academy both

of which are approximately half a mile distant. The town has an extensive range of shops whilst the trendy Broadway has an array of restaurants, cafes and bars. The railway station provides fast commuter links to London (Victoria/London Bridge) in 47 minutes, Gatwick airport 15 minutes and the south coast at Brighton 20 minutes. Schools are well represented throughout the area and the surrounding district has several excellent independent schools including Great Walstead, Ardingly College, Burgess Hill School for Girls, Cumnor House, Handcross Park and Worth. These and some of the counties other excellent schools such as Brighton College, Roedean and Bedes all run a bus service with pickup points close by. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 4.5 miles to the west at Bolney.

Directions. From the forecourt at Haywards Heath railway station turn left and pass under the bridge joining the one-way system move into the right-hand lane and follow the road round to the right and immediately join the left-hand lane and follow up the hill into Paddockhall Road. At the roundabout by the Sergison Arms pub turn right onto Butlers Green Road and proceed to the next roundabout take the second exit over to the right towards Cuckfield and the entrance to Pinehurst will be the first entrance on the right after the roundabout. For individual directions please contact the sole agents.







All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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